

Newfield's Planning Board Meeting Thursday March 17, 2010

Attendance: John Hayden, Bill Meserve, Mike Price, Mark Bouzianis and James Daley, Alternate Jeff Feenstra, Selectmen's Representative Michael Woodworth, Town Planner Clay Mitchell, absent was Mike Todd.

Chairman Hayden called the meeting to order at 7:05pm

Master Planning Discussion – Route 108 and Non-residential Development

The Board held an open discussion about goals and objectives for non-residential development, particularly along the Route 108 corridor. Maps of the area were provided and the Board discussed an inventory of the existing conditions, such as development, pressures, ownership, zoning, etc. Next the Board raised issues related to development restrictions along the eastern portion of the Route 108 corridor from ownership to environmental constraints.

The Board looked at future development and acknowledged the challenge in assuring that the zoning provides support versus inhibitions for development and that furthermore, the Town must be realistic about what kind of development was likely to come to Newfields. Pharmacies, small grocers, pubs, and offices were discussed as well as mixed use. The concept of mixed use was raised and discussed with the recognition that Newfields is not Portsmouth and will not be able to build a new downtown and add second floor residences without complications. The Board desired a more flexible regulatory scheme and less restrictions for this part of the Town to implement reasonable growth and opportunity.

The Board considered the recent discussions with Newmarket about upgrading the New Road bridge and possibly aligning the bridge with a new road opposite of the Dunkin Donuts road. This would impact land owners but if possible could be beneficial as well. The Board supported the concept provided the costs and benefits carefully balanced in favor of the long-term objectives of the Town and the private land owners in the area. The Board wanted to move forward with further examination of these options with the landowners – including assurances that access for landowners would not only be protected but possibly enhanced by new access and a potential light at Winkler.

The Board asked the Planner to look at zoning limitations and options:

- Mixed Use Zoning.
- Impervious Surface Limitations
- Promotion of Energy Efficiency without mandates
- Transfer of Development Rights

The Board asked the Planner to begin drafting a planning report on the meeting and these zoning options for return at the June Meeting.

Jim Daley briefly requested some guidance on a potential temporary use for ice cream trucks on his site and the Board advised to file a minor approval for the change so that the public is notified and Mr. Daley can be permitted to undertake the change without any complications.

The next regularly scheduled meeting will be Thursday April 21, 2011 at 7pm.

A motion was made and seconded to adjourn the meeting at 8:30pm. All were in favor and the motion carried.

Respectfully submitted,
Clay Mitchell